

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL 4
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I. of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, South Cove Nursing Facilities Foundation, Inc. has expressed an interest in and/or has submitted a satisfactory proposal for the development of Disposition Parcel 4 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That South Cove Nursing Facilities Foundation, Inc. be and hereby is finally designated as Redeveloper(s) of Parcel 4 in the South End Urban Renewal Area.
2. That it is hereby determined that South Cove Nursing Facilities Foundation, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by South Cove Nursing Facilities Foundation, Inc. for the development of Parcel 4 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 4 to South Cove Nursing Facilities Foundation, Inc., only after a final firm commitment for project mortgage insurance from HUD and a firm evidence of all monies necessary to successfully develop the South Cove Nursing Home Facility, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

TELEPHONES:
AREA CODE 617
523-7301
227-3678

LAW OFFICES OF
BONACCORSO & CHIN
THREE CENTER PLAZA
BOSTON, MASSACHUSETTS 02108

SAMUEL BONACCORSO
WILLIAM D. CHIN

June 16, 1983

Boston Redevelopment Authority
1 City Hall Square
Boston, Massachusetts 02201

Attention: Ms. Maria Fariah

Re: South End Urban Renewal Area
Parcel 4

Dear Ms. Fariah:

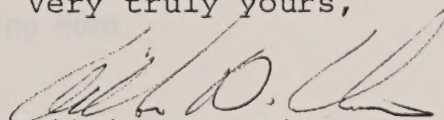
This letter is in further response to our letter of
May 24, 1983.

The U. S. Department of Housing and Urban Development
has conditionally committed itself to South Cove's investment
banker, Concord Mortgage Company, to insure the repayment of
a bond in the amount of \$3,657,900.00, which Concord Mortgage
will market.

The remaining \$500,730.00 which is needed to commence
construction will be raised in the form of a loan which will
be secured upon proceeds from syndication of the real estate.
South Cove will receive a loan in the amount of \$350,000.00
from the United South End/Lower Roxbury Development
Corporation (see enclosed letter) and will raise the remaining
\$150,730.00 from its Board members and community.

Enclosed for your information please find photocopy of
South Cove's Agreement with Concord Mortgage Company.

Very truly yours,



William D. Chin

WDC:hh

Enclosures

Delivery by Hand

United South End/Lower Roxbury Development Corporation

32 Rutland St., Boston, Ma. 02118
Telephone (617) 266-5451

June 21, 1983

Ms. Maria Fariah
Boston Redevelopment Authority
1 City Hall Square
Boston, Ma. 02201

Dear Ms. Fariah:

This is to advise you that UDC is prepared to secure and provide CDFC financing, against syndication proceeds, to assist the South Cove Manor Nursing Home in the development of its physical plant.

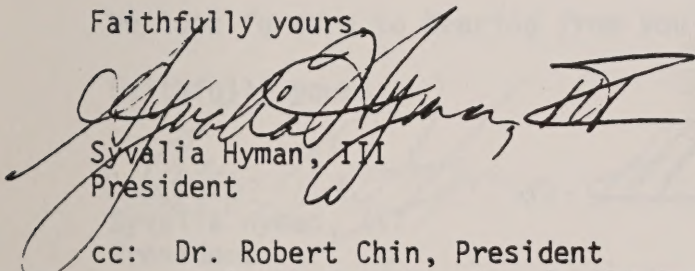
This is, of course, conditional upon receipt of a full business plan that demonstrates the financial feasibility of this project.

To date UDC has been involved in providing \$1 million of financing to eligible business enterprises that provide jobs and other benefits for South End/Lower Roxbury residents.

As of this date, UDC has access to an additional \$1 million of CDFC financing for this and other ventures.

If you have questions or require additional information, please contact me at the above address and phone number.

Faithfully yours,



Sylvia Hyman, III
President

cc: Dr. Robert Chin, President
South Cove Nursing Facilities Foundation, Inc.
William Chin, Esq.-South Cove Nursing Facilities
Foundation, Inc.
Harry H. Dow, Esq., Chairman-UDC Nursing Home
Review Committee

United South End/Lower Roxbury Development Corporation

32 Rutland St., Boston, Ma. 02118
Telephone (617) 266-5451

January 18, 1983

Professor Robert Chin, President
South Cove Nursing Facilities
Foundation, Inc.
c/o William Chin, Esquire
3 Center Plaza
Boston, Ma. 02108

Dear Professor Chin:

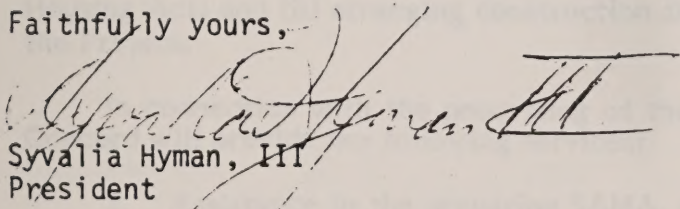
This is to formally acknowledge receipt of the Foundation's preliminary plan and financial analysis to restructure the development and construction of the proposed nursing facility as a real estate investment to take advantage of tax shelter financing through the syndication of this project.

UDC has considerable interest in this project as restructured and is prepared to secure up to \$350,000, from the Massachusetts Community Development Finance Corporation, to finance the partnership that is proposed to develop this facility. Once we have reached final agreement on the financial structure of this project, we will require a detailed development/business plan, with a description of the proposed development team.

We need to receive final documents as quickly as possible to expedite the processing of this investment.

We look forward to hearing from you at your earliest convenience.

Faithfully yours,


Syvalia Hyman, III
President

July 6, 1982

South Cove Nursing Facilities
Foundation, Inc.
c/o William D. Chin
3 Center Plaza
Boston, Massachusetts 02108

Re: South Cove Manor Nursing Home
100-bed long term care facility
Boston, Massachusetts

Gentlemen:

This letter shall constitute the agreement of Concord Mortgage Company ("Concord"), Blyth Eastman Paine Webber Health Care Funding, Inc. ("Blyth"), and South Cove Nursing Facilities Foundation, Inc. ("South Cove"), with respect to the construction and permanent financing of the above captioned project ("The Project").

South Cove hereby authorizes Concord and Blyth to act as its exclusive agent for the purpose of: (i) filing and processing of applications with respect to the Project in order to obtain mortgage insurance under Section 232 of the National Housing Act; and (ii) arranging construction financing and permanent financing for the Project.

In connection with the processing of the application for mortgage insurance, Concord will provide the following services:

1. Assistance in the preparing SAMA, conditional, and firm applications for submission to the Boston Area Office, U.S. Department of Housing and Urban Development (HUD/FHA);
2. Consultation and advisory services during the processing of the applications;
3. Attendance and assistance at conferences, meetings, and closings at HUD/FHA; and
4. Execution of the necessary applications as mortgagee, provided however, that, South Cove will be responsible for the application fees required to be paid to HUD/FHA.

With respect to the funding of the HUD/FHA-insured mortgage loan (the Insured Loan), Concord and Blyth will continue to work with South Cove to develop

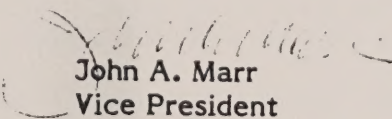
and implement, as promptly as possible, an appropriate and acceptable total financing program. In this connection, it is envisioned that the financing program will involve the issuance of AAA-rated debt securities (collateralized by the Insured Loan), the interest on which will not be subject to Federal income tax. Subject to general market conditions, Blyth will act as placement agent and attempt to privately place the securities, pursuant to the terms, conditions, and at a price or prices to be set forth in such agreement or agreements to be executed in the future.

As compensation for the services described herein, South Cove agrees to pay Concord and Blyth a fee equal to three and one-half percent (3½%) of the Insured Loan (the Processing and Financing Fee). The Processing and Financing Fee shall be paid on the date the note evidencing the Insured Loan is initially endorsed by HUD/FHA for insurance. The Processing and Financing Fee shall be net to Concord and Blyth which, consistent with the intent of this provision, shall require South Cove to pay all costs and expenses in connection with the financing transaction contemplated by this letter, including, but not limited to: HUD/FHA fees; title and recording charges; legal fees; trustee fees; and rating charges.

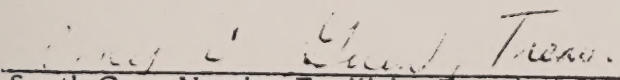
This agreement shall terminate, unless extended in writing by all parties on June 30, 1983.

If the foregoing meets with your approval, please acknowledge your acceptance of this agreement by forwarding an executed copy of this letter to the undersigned and Robert E. Tuffy, Concord Mortgage Company, 2048 Washington Street, Hanover, Massachusetts 02339.

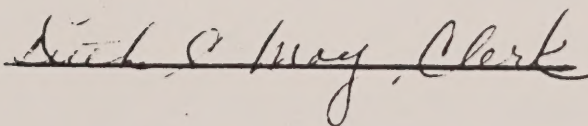
Very truly yours,


John A. Marr
Vice President

Accepted this ____ day of ____ 1982



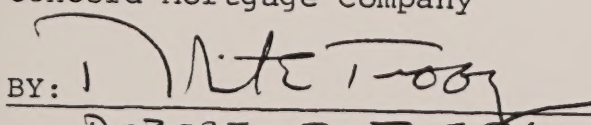
South Cove Nursing Facilities Foundation, Inc.



Clerk

Accepted this 20th day of August 1982

Concord Mortgage Company

BY: 

ROBERT E. TUFFY, V.P.

Condition of Conditional Commitment dated May 19, 1983

HUD Project No: 023-43109

1. Subject to approval of all requirements of the proposed Management Program.
2. This Conditional Commitment is conditioned upon approval of all principals through the Previous Participation Review and Clearance Procedure in accordance with 24 CFR 200.210 through 200.245.
3. Subject to approval by the Economic and Market Analysis Division.
4. Subject to the submission of a Sinking Fund Schedule with the application for Firm Commitment.
5. This office has completed an Environmental Clearance for the site of the proposed nursing home facility. Our review has determined that the site is adversely affected by noise, air quality and crime. We have, nevertheless, agreed to conditionally accept this site if your design can adequately address these issues. It is our understanding that the project's architect will incorporate noise attenuation features into the project design to assure that interior noise levels do not exceed the standards identified to assure that interior noise levels do not exceed the standards identified in 24 CFR Part 51; that air quality levels be improved through a heating and air circulation system; and that a security system be designed to protect residents and visitors to the site. Please assure that these issues are addressed with the Firm Commitment submission to this office.
6. Prior to initial endorsement, a zoning variance to allow nursing home construction must be obtained.

Sincerely yours,


James F. Lanagan
Administrator

HOLY TRINITY CHURCH
140 SHAWMUT AVENUE
BOSTON, MASS 02111

July 26, 1982

City Of Boston
Boston City Hall
Board of Appeal

Gentlemen:

I am writing this letter in connection with the public hearing to be held on Tuesday, August 3, 1982 at 9:00 A.M. This is being held for the benefit of the South Cove Nursing Facilities, INC. A copy of your letter is enclosed.

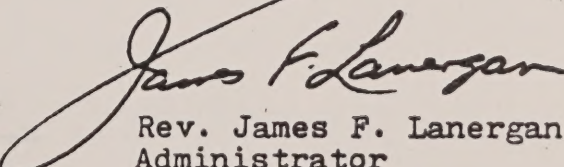
As the Administrator of Holy Trinity Parish, and an abuttor to this proposed project, I am happy to support the petition of South Cove Nursing Facilities.

I had had certain reservations and concerns about this project. However Mr. William Chin, their attorney, has clarified all concerns. With this being the case, I encourage you to grant their petition and we welcome them to Shawmut Ave.

Because of the fact that I will be out of the country at the time of the hearing, I am sending this letter in the hope that you will include this in the notes of the hearing.

Thanking you for your cooperation in this regard, I am

Sincerely yours,


Rev. James F. Lanergan
Administrator

cc to Mr. William Chin

TELEPHONES:

AREA CODE 617

523-7301

227-3678

LAW OFFICES OF
BONACCORSO & CHIN
THREE CENTER PLAZA
BOSTON, MASSACHUSETTS 02108

SAMUEL BONACCORSO
WILLIAM D. CHIN

May 24, 1983

Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Attention: Ms. Maria Fariah

RE: South End Urban Renewal Area
Parcel 4

Dear Ms. Fariah:

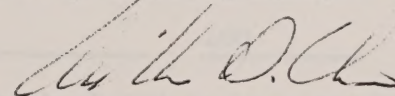
Enclosed herewith please find, as requested, photocopy of H.U.D. Letter of Conditional Commitment for the project to be developed by the tentatively designated redeveloper for the above referred to parcel.

We have instructed our client's architects and general contractor to proceed with working drawings for presentation to Mr. Sam Otis.

We understand that the appraisal for the parcel is being made.

Thank you.

Very truly yours,



William D. Chin

WDC/b
Enclosure



U.S. Department of Housing and Urban Development
Boston Area Office, Region I
Bulfinch Building, 15 New Chardon Street
Boston, Massachusetts 02114

May 19, 1983

Mr. James S. Pope
Assistant Vice President
Concord Mortgage Company
Suite 500
8905 Fairview Road
Silver Spring, Maryland 20910

Conditional Commitment on:
Name of Project: South Cove Manor Nursing Home
Project Number: 023-43109
Location: 120 Shawmut Ave., Boston, MA
Section of the Act: 232
Mortgagor: South Cove Nursing Facilities
Foundations, Inc.

Dear Mr. Pope:

c/o William D. Chin, Esq.
3 Central Plaza
Boston, MA 02108

Your application for Firm Commitment for project mortgage insurance on the captioned project will be accepted at any time during the life of this commitment. Your application must conform in content to previous submissions in connection with the proposal and must be accompanied by the commitment fee of \$ 2,988.10. (Firm Commitment applications must be accompanied also by contract drawings and detailed specifications, as well as firm cost estimates shown on FHA Form 2328.)

The project will have the following characteristics:

Total Units, 100, Type Building 3-Story Elevator,
with unit composition of:

Type of Unit	Sq. Ft.	Number	DAILY BED RATE Monthly Market Rent
Private Beds XXXXXX	-0-	4	\$78.00
Semi-Private Beds One Bedroom	-0-	16	66.00
Medicaid Beds Two Bedrooms	-0-	80	56.00
Three Bedroom			
Four Bedroom			
Total		100	\$177,876.66
			TOTAL MONTHLY INCOME

Equipment and Services included in rent are:

As required by HUD Nursing Home Standards.

Number of Parking Spaces: Enclosed -0- Open -0-
Estimated Monthly Parking Rental \$ -0-
Residential Accessory Income \$ -0-
Commercial Area -0- sq. ft. Estimated Monthly Rental \$ -0-

The estimated project replacement cost of this proposal is \$ 4,070,472 which includes \$ 35,000 as HUD's estimate of the value of the land with off-site improvements installed. (Note: Excess costs resulting from unusual on-site conditions which will be provided for in the construction cost estimate will be deducted from this value and will also affect the "as is" land value for cost certification purposes, or the "as is" value of the property in rehabilitation projects.) Included in the replacement cost estimates are the following items:

cost of structures and land improvements, carrying charges and financing, legal and organizational expense, consultant's fee (if applicable), design and supervisory architect's fee, bond premium, other fees, supplemental management fund (if applicable), contingency reserve (if rehabilitation), builder's and sponsor's profit and risk allowance (if applicable) or builder's profit.

The maximum insurable mortgage supportable by the economics of the proposal is \$ 3,657,900. This represents a mortgage loan to replacement cost ratio of 89.9 %. The cash you will be expected to furnish at closing is estimated to be \$ 500,730 (which includes equity investment, working capital, and operating deficit, if applicable). Please contact Mr. Howard Humphrey who will advise you on the correct preparation of Form FHA-2328, Contractor's and/or Mortgagor's Cost Breakdown.

You are advised that restrictive covenants purporting to prohibit the use of this property to house anyone receiving the benefits of any subsidy and/or rent guarantee program, or any other restrictions that may be construed by the Department of HUD to be contrary to the intent and spirit of the Federal housing statutes, will render this proposal unacceptable for mortgage insurance purposes.

The above basic elements of the proposal upon which our estimates are computed cannot be altered without affecting the conclusions contained herein. The completed project must meet applicable code requirements and the HUD Minimum Property Standards.

Final development of the proposal must be coordinated with the HUD Design Representative assigned to this project. He will be available to assist the sponsor and the architect with the development of the final design and off-site requirements.

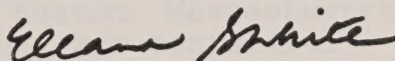
3.

Your application with the required fee must be submitted within 60 days following the date of this letter, otherwise this Conditional Commitment will expire. Any renewal or extension of this commitment may be based either upon this commitment or upon re-examination of the proposal, at the option of this office.

If none of the aforementioned project characteristics and figures established herein are changed in the application for firm commitment and if the final drawings and specifications submitted with the application and the firm cost estimates are acceptable to HUD, HUD will issue a firm commitment for mortgage insurance for a maximum mortgage in the amount shown within.

If you have any questions please contact the undersigned at 223-4125.

Sincerely,



f Stephen Wasko
Deputy Director for Development
Housing Division, 1.1HD

SEE ATTACHED CONDITIONS OF THIS COMMITMENT:

MEMORANDUM

June 23, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPER OF RE-USE PARCEL 4/
SHAWMUT AVENUE AND FORMERLY COBB STREET

SUMMARY: This memorandum request that the Authority finally designate South Cove Nursing Facilities Foundation, Inc. as Redeveloper of Re-Use Parcel 4 in the South End Urban Renewal Area.

On July 19, 1979, South Cove Nursing Facilities Foundation, Inc., of 5 Oak Street, Boston, Massachusetts, a charitable, non-profit corporation, was tentatively designated as Redeveloper of Parcel 4 in the South End Urban Renewal Area, Project No. Mass. R-56. Parcel 4 is bounded by Shawmut Avenue and formerly Cobb Street and consists of approximately 21,268 square feet of vacant land.

The proposed development which has been estimated at a cost of \$4,070,472.00 will consist of a three story brick structure for 100 bed multi-level care facility. This nursing home facility will primarily serve the South End/South Cove Chinese elderly population in Boston and New England. The abutter, the Holy Trinity Church, has been contacted and has no objection to the development of this project.

The U.S. Department of Housing and Urban Development has conditionally committed itself (for a 60 day period) to South Cove's investment banker, Concord Mortgage Company to insure the repayment of a bond in the amount of \$3,657,900.00 which Concord Mortgage will market. The remaining \$500,730.00 which is needed to commence construction will be raised in the form of a loan which will be secured upon proceeds from syndication of the real estate.

The redeveloper has now submitted final architectural plans and specifications which have been reviewed and approved by the Authority's Urban Design Department.

A Certificate of Need for the nursing home facility has been approved by the Commonwealth of Massachusetts Department of Public Health.

I, therefore, recommend that the South Cove Nursing Facilities Foundation, Inc., be finally designated as Redeveloper of Re-Use Parcel 4 in the South End Urban Renewal Area subject to all conditions of the following Resolution.

An appropriate Resolution is attached.

